



Executive Summary
Asset Management
Eagle Properties and Investments, LLC
August 2024

In August 2024, we continued to maintain the properties while going through the marketing and sale process.

Transition Management from Chapter 11 to Chapter 7

We have taken control of all accounts that we need to have control of.

Insurance Update

All properties are either insured or, if the insurance company has cancelled the policy due to insurability issues, the secured creditor has been notified so they can put forced placed insurance in place.

Invoices

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

Tenant Issues

- 15474 Roxbury Road, Glenwood, MD – Special counsel has been approved by the Court to pursue the eviction of the tenant.

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024 – Invoiced with this report

We will continue to work closely with the Trustee and his counsel for the required approvals.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team
Court Appointed Asset Manager, Eagle Properties and Investments LLC



Income and Expense Analysis – August 2024
Eagle Properties and Investments, LLC

This report is provided for properties that are occupied and rent was received prior to August 31, 2024.

6961 Sterling Road, Harrisburg, PA
Lender: ABL PRC Residential Credit Acquisition

Income	August 2024	Payee	Notes
Rent	\$3,900.00	Tenant	
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water/Sewer	\$208.64	PA American Water	
Landscaping	Tenant Responsibility		
Maintenance	\$0.00		
Other	\$0.00		
Net Proceeds	\$3,635.45		

3012 Dupont Ave, Baltimore, MD
Lender: Bala Jain, LLC (purchased Main Street Bank mortgage)

Income	June 2024	Payee	Notes
Rent	\$650.00	Tenant	
Expenses			
Insurance	\$0.00	Contract Buyer	
Electric	Tenant Responsibility		
Water/Sewer	Tenant Responsibility		
Landscaping	Tenant Responsibility		
Maintenance	\$0.00		
Other	\$0.00		
Net Proceeds	\$650.00		



Insurance Schedule – August 2024
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
7213 Linglestown Road, Harrisburg, PA	State Farm	Active – 831-2
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
15474 Roxbury Road, Glenwood, MD	State Farm	Active – 071-21
202. N. Port, Baltimore, MD	State Farm	Active – 130-04
580 W. Areba Ave, Hershey, PA	State Farm	Cancelled – Closed 8/9/24
3012 Dupont, Baltimore, MD	State Farm, Cancellation Notice given	Cancelled, Contract Purchaser placed insurance on property
7180 Jonestown Road, Harrisburg, PA	State Farm	Cancelled by State Farm on 7/2/24
6958 New Oxford Road, Harrisburg, PA	State Farm	Cancelled – Closed 8/30/24
249 Berkstone Drive, Harrisburg, PA	State Farm	Cancelled – Closed 8/30/24
204 S. Fairville Ave, Harrisburg, PA	State Farm	Cancelled – Closed 8/29/24
7616 Grove Ave, Harrisburg, PA	State Farm	Cancelled by State Farm 7/4/24 – Closed 9/4/24



Rent Roll and Receipts – August 2024
Eagle Properties and Investments, LLC

Property	Scheduled Rent	August 2024 Rent Received	Comments
3012 Dupont Ave, Baltimore, MD	\$650.00	\$650.00	Rent reduced to \$650.00 in exchange for contract buyer paying for insurance
6961 Sterling Road, Harrisburg, PA	\$3,900.00	\$3,900.00	
15474 Roxbury Road, Glenwood, MD	\$4,100.00	\$0.00	Collection attorney engaged
Totals	\$8,650.00	\$4,550.00	

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
155	8/19/2024	Washington Gas	1203 Cottage Street, SW, Vienna, VA	No	Yes	Gas Bill - Final	\$ 232.73	\$ 232.73
152	8/12/2024	State Farm	1343 Church Road, Hershey, PA	No	Yes	Insurance Refund	\$ (115.88)	\$ (115.88)
152	8/12/2024	State Farm	1635 Church Road, Hershey, PA	No	No	Insurance Refund	\$ (292.32)	\$ (292.32)
152	8/12/2024	State Farm	204 S. Fairville Ave, Harrisburg, PA	No	No	Insurance Premium	\$ 78.66	
158	8/24/2024	PPL Electric Utilities	204 S. Fairville Ave, Harrisburg, PA	No	No	Electric Bill	\$ 231.30	
163	8/25/2024	Edward Bradley	204 S. Fairville Ave, Harrisburg, PA	No	No	Mowing	\$ 75.00	\$ 384.96
152	8/12/2024	State Farm	249 Berkstone Drive, Harrisburg, PA	No	No	Insurance Premium	\$ 74.83	
157	8/24/2024	PPL Electric Utilities	249 Berkstone Drive, Harrisburg, PA	No	No	Electric Bill	\$ 791.88	
163	8/25/2024	Edward Bradley	249 Berkstone Drive, Harrisburg, PA	No	No	Mowing	\$ 75.00	\$ 941.71
152	8/12/2024	State Farm	580 W Areba Ave, Hershey, PA	No	No	Insurance Premium	\$ 72.66	
161	8/24/2024	PPL Electric Utilities	580 W Areba Ave, Hershey, PA	No	No	Electric Bill - Final Bill	\$ 66.37	\$ 139.03
152	8/12/2024	State Farm	6958 New Oxford Road, Harrisburg, PA	No	No	Insurance Premium	\$ 67.33	
159	8/24/2024	PPL Electric Utilities	6958 New Oxford Road, Harrisburg, PA	No	No	Electric Bill	\$ 106.42	
163	8/25/2024	Edward Bradley	6958 New Oxford Road, Harrisburg, PA	No	No	Mowing	\$ 75.00	
164	8/30/2024	PPL Electric Utilities	6958 New Oxford Road, Harrisburg, PA	No	No	Electric Bill	\$ 105.17	\$ 353.92
152	8/12/2024	State Farm	6961 Sterling Road, Harrisburg, PA	Yes	No	Insurance Premium	\$ 55.91	
154	8/19/2024	PA American Water	6961 Sterling Road, Harrisburg, PA	Yes	No	Water Bill	\$ 208.64	\$ 264.55
153	8/4/2024	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Electric Bill	\$ 83.27	
156	8/24/2024	PPL Electric Utilities	7180 Jonestown Road, Harrisburg, PA	No	No	Electric Bill	\$ 80.09	
163	8/25/2024	Edward Bradley	7180 Jonestown Road, Harrisburg, PA	No	No	Mowing	\$ 75.00	\$ 238.36
152	8/12/2024	State Farm	7213 Linglestown Road, Harrisburg, PA	No	No	Insurance Premium	\$ 184.25	
162	8/24/2024	PPL Electric Utilities	7213 Linglestown Road, Harrisburg, PA	No	No	Electric Bill	\$ 57.01	\$ 241.26
163	8/25/2024	Edward Bradley	7616 Grove Ave, Harrisburg, PA	No	Yes	Mowing	\$ 75.00	\$ 75.00
164	7/23/2024	State Farm	202 N. Port Street, Baltimore, MD	No	Yes	Insurance - July 2024	\$ 86.91	
165	8/27/2024	State Farm	202 N. Port Street, Baltimore, MD	No	Yes	Insurance - August 2024	\$ 86.91	\$ 173.82
166	7/25/2024	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	Insurance - July 2024	\$ 87.75	

167	8/27/2024	State Farm	15474 Roxbury Road, Glenwood, MD	No	No	Insurance - August 2024	\$ 87.75	\$	175.50
168	7/19/2024	State Farm	213 N. Port Street, Baltimore, MD	No	Yes	Insurance - July 2024 (Abandoned 7/31/24)	\$ 136.90	\$	136.90
Reimbursements Received									
		Universal Settlements	249 Berkstone Drive, Harrisburg, PA (closed 8.30.24)			Outstanding Expenses - August 2024	\$ 941.71		
						Expense Reimbursement at Closing	\$1,000.00		
						Balance Due TO Bankruptcy Estate		\$	58.29
						9/14/24 - check mailed to Trustee			
		Universal Settlements	580 W Areba Ave, Hershey, PA (closed 8.9.24)			Outstanding Expenses - August 2024	\$ 139.03		
						Expense Reimbursement at Closing	\$1,000.00		
						Balance Due TO Bankruptcy Estate		\$	860.97
						9/14/24 - check mailed to Trustee			
		Universal Settlements	204 S. Fairville Ave, Harrisburg, PA (closed 8.29.24)			Outstanding Expenses - August 2024	\$ 384.96		
						Expense Reimbursement at Closing	\$1,000.00		
						Balance Due TO Bankruptcy Estate		\$	615.04
						9/14/24 - check mailed to Trustee			
		Integrated Land Transfer LLC	6958 New Oxford Road, Harrisburg, PA (closed 8.30.24)			Outstanding Expenses - August 2024	\$ 353.92		
						Expense Reimbursement at Closing	\$ 500.00		
						Balance Due TO Bankruptcy Estate		\$	146.08
						9/14/24 - check mailed to Trustee			
						<u>Advances for Reimbursement</u>			
						1203 Cottage Street, SW, Vienna, VA	\$ 232.73		
						6961 Sterling Road, Harrisburg, PA	\$ 264.55		
						7180 Jonestown Road, Harrisburg, PA	\$ 238.36		
						7213 Linglestown Road, Harrisburg, PA	\$ 241.26		
						7616 Grove Ave, Harrisburg, PA	\$ 75.00		
						202 N. Port Street, Baltimore, MD	\$ 173.82		
						15474 Roxbury Road, Glenwood, MD	\$ 175.50		
						213 N. Port Street, Baltimore, MD	\$ 136.90		
						Amount Due to RealMarkets		\$	1,538.12